



Lilac Avenue  
Acaster Malbis, York  
YO23 2UT

£110,000



\*Please note the ground rent will be paid 2 years in advance by the current owner\*

This immaculately presented detached home enjoys an enviable position on this ever sought after development and is well placed for access to York City centre and local amenities.

The spacious accommodation is light and airy and briefly comprises; entrance hallway, large 'L' shape lounge /diner, separate kitchen which is home to modern fitted units, integrated appliances and a mains gas central heating boiler.

There are two double sized bedrooms both with integrated storage. The house bathroom comprises a three-piece which is accessed off the hall.

There are low maintenance gardens to the side and rear elevations and a block paved driveway to the front which provides ample off street parking.

Viewing is highly recommended.

Please be aware this is for over 50's only.  
Ground rent: £220 per month

\*A selection of rooms have been dressed using AI for illustrative purposes\*





# Lilac Avenue Acaster Malbis, York YO23 2UT

Leasehold  
Council Tax Band - A

- Detached Property
- Two Bedrooms
- Large Reception Space
- Fitted Storage
- Low Maintenance Gardens
- Driveway Parking
- No Onward Chain



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the gaugelines will form part of the overall floor area and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.